



**EDWARD KNIGHT**  
ESTATE AGENTS

36 SIDNEY ROAD, HILLMORTON, RUGBY, CV22 5LD

OFFERS OVER £300,000







### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this extended three-bedroom semi-detached home, ideally located on one of Hillmorton's most sought-after roads. Perfectly positioned close to excellent schools, shops and local amenities, the property offers well-balanced and versatile living space throughout.

The accommodation includes an inviting entrance hall, a light and airy lounge, separate dining/family room, conservatory, fitted kitchen and lean-to. Upstairs, there are three generously sized bedrooms and a stylish refitted shower room. Externally, the property benefits from a good-sized rear garden, while the front offers a driveway providing off-road parking alongside a garden area.

Offered to the market with no onward chain, this superb home is a must-see and early viewing is highly recommended.

### LOCATION

Nestled on one of Rugby's most sought-after residential roads, this charming property is ideally positioned within the heart of the prestigious Paddox Estate. Sidney Road is a picturesque, tree-lined avenue renowned for its characterful, individually built period homes, located just off the desirable Ashlawn Road.



The surrounding area offers a wealth of local amenities all within easy reach. From popular supermarkets such as Sainsbury's and Aldi-just a stone's throw away-to a variety of convenient shops and services including a post office, pharmacy, hardware store, beauticians, hairdressers, and a veterinary clinic. The neighbourhood also boasts a hotel, traditional



public houses, a range of eateries, and unique boutique stores, all virtually on the doorstep.

Families are well catered for with an excellent selection of schools nearby. These include the highly regarded Ashlawn School, the outstanding Ofsted-rated Hillmorton Primary School, Paddox Primary, Abbots Farm Infant & Junior Schools, English Martyrs Catholic Primary School, and the esteemed Lawrence Sheriff Grammar School. The world-renowned Rugby School is also just a short drive away.

Nature lovers and walkers will appreciate the property's proximity to Hillmorton's expansive countryside, offering numerous scenic public footpaths and countryside walks. The picturesque Hillmorton Locks on the canal provide a tranquil setting to enjoy refreshments and begin exploring the extensive canal-side pathways.

Convenience is further enhanced by excellent transport links. Rugby railway station is less than 2 miles away, offering direct services to central London in just 50 minutes.

**ENTRANCE PORCH**

**ENTRANCE HALL**

8' 1" x 7' 1" (2.46m x 2.16m)

**LOUNGE**

13' 2 into bay" x 13' 1" (4.01m x 3.99m)

**DINING ROOM/FAMILY ROOM**

11' 1" x 10' 0" (3.38m x 3.05m)



**CONSERVATORY**

8' 1" x 8' 1" (2.46m x 2.46m)

**FITTED KITCHEN**

9' 1" x 9' 1" (2.77m x 2.77m)

**LEAN TO**

11' 1" x 7' 10" (3.38m x 2.39m)

**BEDROOM**

13' 5" x 11' 10" (4.09m x 3.61m)











#### **BEDROOM**

9' 1" x 7' 2 to wardrobes" (2.77m x 2.18m)

#### **BEDROOM**

11' 0" x 6' 1" (3.35m x 1.85m)

#### **SHOWER ROOM**

8' 1" x 6' 1" (2.46m x 1.85m)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |